

**CITY OF JOPLIN  
COUNCIL AGENDA ITEM**

**ITEM:**

Resolution No. 2021-017 – Special Use Permit (1<sup>st</sup> Request)

**MEETING DATE:**

November 1, 2021

**ORIGINATING DEPARTMENT:**

Planning, Development and Neighborhood Services

**REVIEWED BY:**

Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-Leslie Haase, City Attorney- Peter Edwards, City Manager Nicholas Edwards.

**SUMMARY REQUEST:**

Case 053-21: 416 S. Florida Ave. - A request for a Special Use Permit (1<sup>st</sup> Request) for the operation of a short-term rental – Lane Clevenger

**BACKGROUND:**

Short-term rentals are generally offered in residential areas as an alternative form of short-term stay compared to typical hotels and motels. Its location within a residential area is consistent with the majority of short-term rentals found across the country. This property is also located on a collector level street giving potential occupants quick access to various parts of Joplin. The residential character of the structure and property will remain unaltered with this proposed use. Conditions set forth below limit the number of individuals that may occupy the rental at any one time based on the number of bedrooms, further securing the residential nature.

This short-term rental has been in operation prior to the application for this special use permit. It has operated without complaint. Conditions set forth below will secure the compatibility of the use within the neighborhood.

The facility provides up to 2 off-street parking spaces and employs 0 assistants or employees other than the homeowner.

The applicant has expressed that the rental will be geared toward executive rentals who tend to lease for longer terms than is typical with short-term rentals. However, the property will still be available for shorter stays. The applicant has also mentioned that due to the size of the property, there will be a self-imposed limit of 4 guests.

**PLANNING & ZONING COMMISSION TESTIMONY:**

Keegan Stanton, 602 S. Main Street, Joplin, MO representing the applicant. This property is by 4<sup>th</sup> Street and Florida. They are wanting to run this as an Air B&B or short-term rental. He did state on his application that the occupants would be the Executive rentals, 30 to 90 days for business people that are in town. We did place some conditions in the request.

**PUBLIC COMMENT:** None

**FUNDING SOURCE:**

These payments are included in the FY 2020-21 budget of the Community Planning Fund.

**RECOMMENDATIONS:**

Planning & Zoning Commission recommends Approval (6 Favor, 1 Absent)

**ATTACHMENTS**

RS 2021-017, Staff Planning Report, P&Z Commission Minutes.